



**Bell & Blake**  
SALES & LETTINGS

57 Grove Road, Chichester, West Sussex, PO19 8AP

Asking Price £360,000



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EPC C

- Conveniently located just 750m from the high street and train station
- Double glazed and gas fired central heating
- South facing rear garden
- Kitchen
- Driveway and integral garage
- Bathroom
- Lounge diner
- NO FORWARD CHAIN

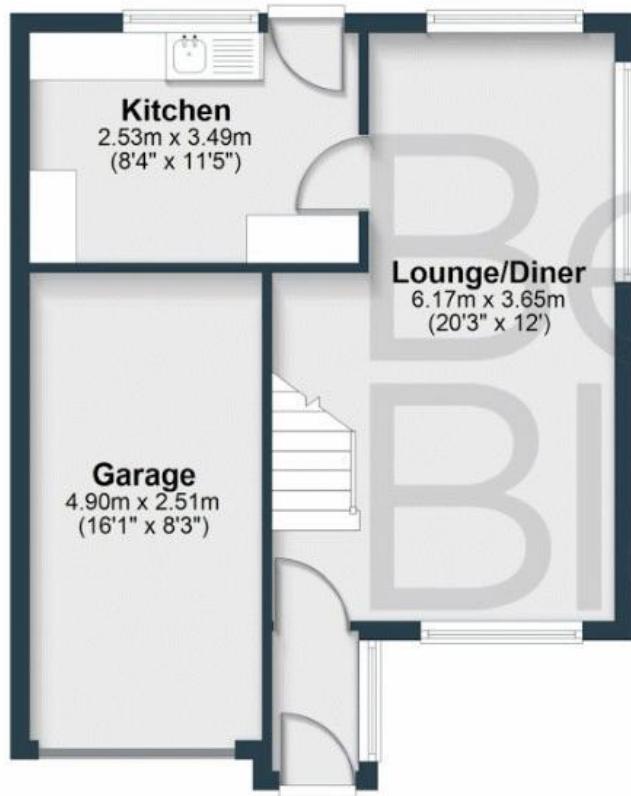
This conveniently located semi-detached house is around 750m from the city centre and train station, the property boasts a south facing garden, driveway, integral garage, double glazing, gas fired central heating, 3 bedrooms, bathroom, kitchen and a lounge diner. The property requires some modernisation and would make a great first time buy, family home or investment. NO FORWARD CHAIN.

Council Tax Band: C



## Ground Floor

Main area: approx. 30.6 sq. metres (329.1 sq. feet)  
Plus garages, approx. 12.3 sq. metres (132.4 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)

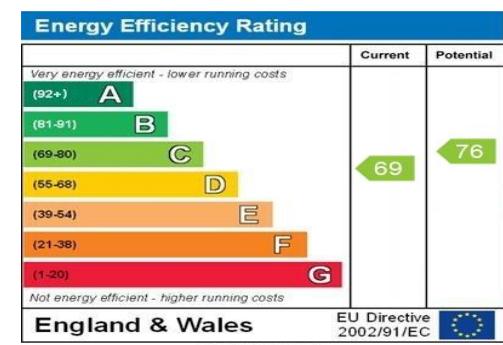


Main area: Approx. 69.2 sq. metres (744.8 sq. feet)

Plus garages, approx. 12.3 sq. metres (132.4 sq. feet)

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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